

**TOWN OF MURRAY
PLANNING BOARD MEETING
AGENDA
July 5, 2022 @ 7:00 pm**

CALL MEETING TO ORDER

1. Pledge to the American Flag

APPROVAL OF May 17, 2022 PLANNING BOARD MINUTES

NEW BUSINESS

1. Dollar General – Pre-Submission Conference – 17054 Brockport Holley Road

ADJOURN

Town of Murray
Planning Board
3840 Fancher Road, Holley, NY 14470
May 17, 2022 @ 7:00 p.m.

MEETING DATE:

May 17, 2022

BOARD MEMBERS PRESENT:

Dorothy Morgan - Chairperson
Lynn Vendetti
David Knapp
Elaine Berg
Scott Lang

TOWN BOARD MEMBER LIAISON:

Paul Hendel

RE:

**Regulating Solar Energy Systems and Facilities in
the Town of Murray**

Pledge of Allegiance

Ms. Morgan called the meeting to order at 7:00 pm.

**Ms. Berg made a motion to approve the April 13, 2022 Planning Board minutes. Seconded by Mr. Knapp; All
"Ayes" motion approved.**

Ms. Morgan welcomed a new member to the board, Scott Lang he will be filling the vacancy left by Mr. Fabry.

NEW BUSINESS:

1. Solar Energy System Law in the Town of Murray

Mr. Hendel is one of the Town Board Liaison's to the Planning Board and began the discussion by giving the board members a little background of our Solar Law. There is a Moratorium on Renewal Energy which began in July 2021 and is for one year. Technology is changing so rapidly we would like to look at what our Town has in way of Solar Energy Law and be ready for the ever changing renewable energy systems climate. Since this is considered a land use the Town Board thought it would be best for the Planning Board to review the Law and provide your opinion and incite. I'm recommending one person in Orleans County that knows a lot of information about this subject. Mr. Vendetti is our Town's retired Code Officer and in my opinion would be an asset to this group. The Town Board will give you all the tools to get this done, if you need any legal advice you are able to contact our Town Attorney. The main idea of this review would be to put together any new recommendations to our Solar Energy Systems Law.

The Planning Board members discussed a number of items including:

- Decommissioning plan, removal bond

- The Law must have definition page
- Prime farmland – what constitutes this definition
- Lot size minimum/maximum
- Timeframe to have this completed – may need extension on moratorium
- Assessment of property with Solar Farm added
- Infrastructure – can the Town handle it
- Plans reviewed by Fire Company and Office of Emergency Management
- Removal timeframe after discontinued operations
- Battery Storage – Mr. Vendetti has worked on this in the past
- Contamination of site

Ms. Morgan said that she would contact Mr. Vendetti and ask him if he would like to join our discussions and reviews of the Solar Law. She also asked members if the board could meet again this month to get this project moving forward. Board members took home a copy of our current Solar Energy Systems Law to review and compare to other Towns to see what our Town might want to change and update.

**Ms. Vendetti made a motion to adjourn the meeting. Seconded by Mr. Knapp; All “Ayes” motion approved.
Meeting adjourned at 7:40 pm**

*Respectfully submitted
Diane Herzog
Planning Board Clerk
May 18, 2022*

Next meeting is tentatively scheduled for June 7, 2022 @ 7 pm.

DOLLAR GENERAL

PRELIMINARY SITE PLAN

17054 BROCKPORT HOLLEY ROAD, TOWN
OF MURRAY , ORLEANS COUNTY, NY

DATE
4/18/2022

PROTOTYPE:	B	DEVELOPER	DESIGNER
BLDG/SALES SF:	12,480	COMPANY: CAPITAL GROWTH BUCHALTER	COMPANY: GRIFFITHS ENGINEERING
ACREAGE:	2.1 ACRES	NAME: MARK BUSH	NAME: DG / CEL
PARKING SPACES:	53	PHONE: (205) 965-9220	PHONE: (607) 724-2400

SITE SUMMARY

ZONING:
EXISTING: BUSINESS DISTRICT (B)

PROPOSED: BUSINESS DISTRICT (B)
REZONING REQ.: NO REZONE REQ.

BUILDING SETBACKS:
REQUIRED: PROPOSED:

REQUIRED:		PROPOSED:	
FRONT:	0 FEET		114 FEET
SIDE:	30 FEET		32/178 FEET
REAR:	30 FEET		30 FEET

LOT:
AREA REQUIRED: 30,000SF OR 0.69 ACRES
AREA PROVIDED: 2.1 ACRES

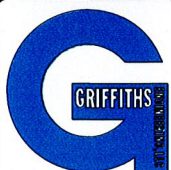
LANDSCAPING SETBACKS: _____ UTILITY: _____

FRONT: WATER: AVAILABLE (PUBLIC)
SIDE: SEWER: PRIVATE SEPTIC
REAR: ELECTRIC: SINGLE PHASE

(CONFIRMED WITH
GOOGLE-DRIVE
THROUGH)
NATURAL GAS: AVAILABLE (NYSEG)

(CONFIRMED WITH
GOOGLE-DRIVE
THROUGH)
NATURAL GAS: AVAILABLE (NYSEG)

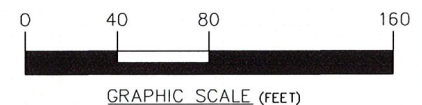
*VARIANCE REQUIRED FOR
PARKING 63 SPACES REQUIRED
53 PROVIDED.
*VARIANCE REQUIRED FOR
OFFSTREET LOADING AREA AS
PER CODE NEED 3 LOADING
AREAS ONLY HAVE 1 PURPOSED



GRIFFITHS ENGINEERING

13 South Washington Street, Suite 1
Binghamton, New York 13903

Telephone: (607)724-2400
Fax: (607)724-2436



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